



Axonometric rendering of program volumes included



PeninsulaMap showing locations of other markets in the area

Development Option 6: Market

The match between a market and the Trolley Barn is favorable on two counts. First, the large space of the Barn is immediately suitable to the needs of a market, which can unfold in a large unstructured shelter. Secondly (though dependent on the specific type of market), it may be possible to minimize renovation and upgrade costs because a market may not continuously or intensively occupy the building and may not require environmental conditioning. Thus, on the low end, it may be possible to use the Barn with minimal physical improvement.

The Charleston area currently supports several established markets, including the one at Market Street, the Farmer's Market at Marion Square, and the Mount Pleasant Farmer's Market. The Trolley Barn might even support multiple markets, such as a farmer's market once a week and a flea market the rest of the time. Such a use would address the future needs in the Neck.

Key Issues and Strategies:

- Activate the **Meeting Street** frontage fabric.
- Work out **adequate parking**.

Advantages

- The large **interior volume** is ideal for market use: little support space required
- Historic Trolley Barn **attracts tourists and buyers**.
- Act as an **anchor** on the northern end of the **King-Meeting** corridor
- Services **future needs of the Neck**.
- Market serves both the **City and the neighborhood**.

Disadvantages

- Relatively **high traffic** generated.
- **Additional land** (either DOT easement or Mattress Factory site) **may be needed to provide ample parking**.

Program

Site square feet	72,800
Building square feet	17,300
Leasable Market Space	13,600
Parking square feet	41,700
Number of spots needed	87
Number of spots available	95 (parking plan 4A)



Photograph of the Charleston Farmer's Market in Marion Square



Photograph of the Trolley Barn



Photograph of the Trolley Barn



Architectural Section of the Trolley Barn